

576-578
Dundas
Street West

Building For Sale

Dundas West/Kensington Market | Toronto





576-578
Dundas
Street West

Address:	576-578 Dundas Street West, Toronto		
Price:	\$2,600,000		
Property Taxes:	\$20,468.66 (2021)		
Size:	576 Dundas:	Ground:	~473 sq. ft.
	578 Dundas:	Basement:	~1,126 sq. ft.
		Ground-Front:	~647 sq. ft.
		Ground-Rear:	~900 sq. ft. (Res. Unit 1 Vacant)
		2nd Floor:	~675 sq. ft. (Res. Unit 2 \$1,130.76 + Hydro)
		2nd Floor:	~800 sq. ft. (Res. Unit 3 \$1,362.16 + Hydro)
		3rd Floor:	~500 sq. ft. (Res. Unit 4 \$1,068.90 + Hyrdo)
Frontage:	30 ft. (approx.)		
Depth:	108 ft. (approx.)		
Land Size:	3,326 sq. ft. (approx.)		

- Two ground floor retail units and 4 residential units
- The property benefits from excess land at the rear that can be used for +6 parking spots and allows for an addition to the building
- Located steps from the intersection of Spadina and Dundas on the edge of Kensington Market and across the street from Tridel's masterplanned Alexandra Park revitalization

*CBRE Limited does not gaurentee the full accuracy of this information, and users are encouraged to undertake their own review.

Ground Floor Retail 1- 576 Dundas Street West



Ground Floor Retail 2- 578 Dundas Street West



Residential Unit 1- Ground Floor | ~900 SF



Residential Unit 2- 2nd Floor | ~675 SF



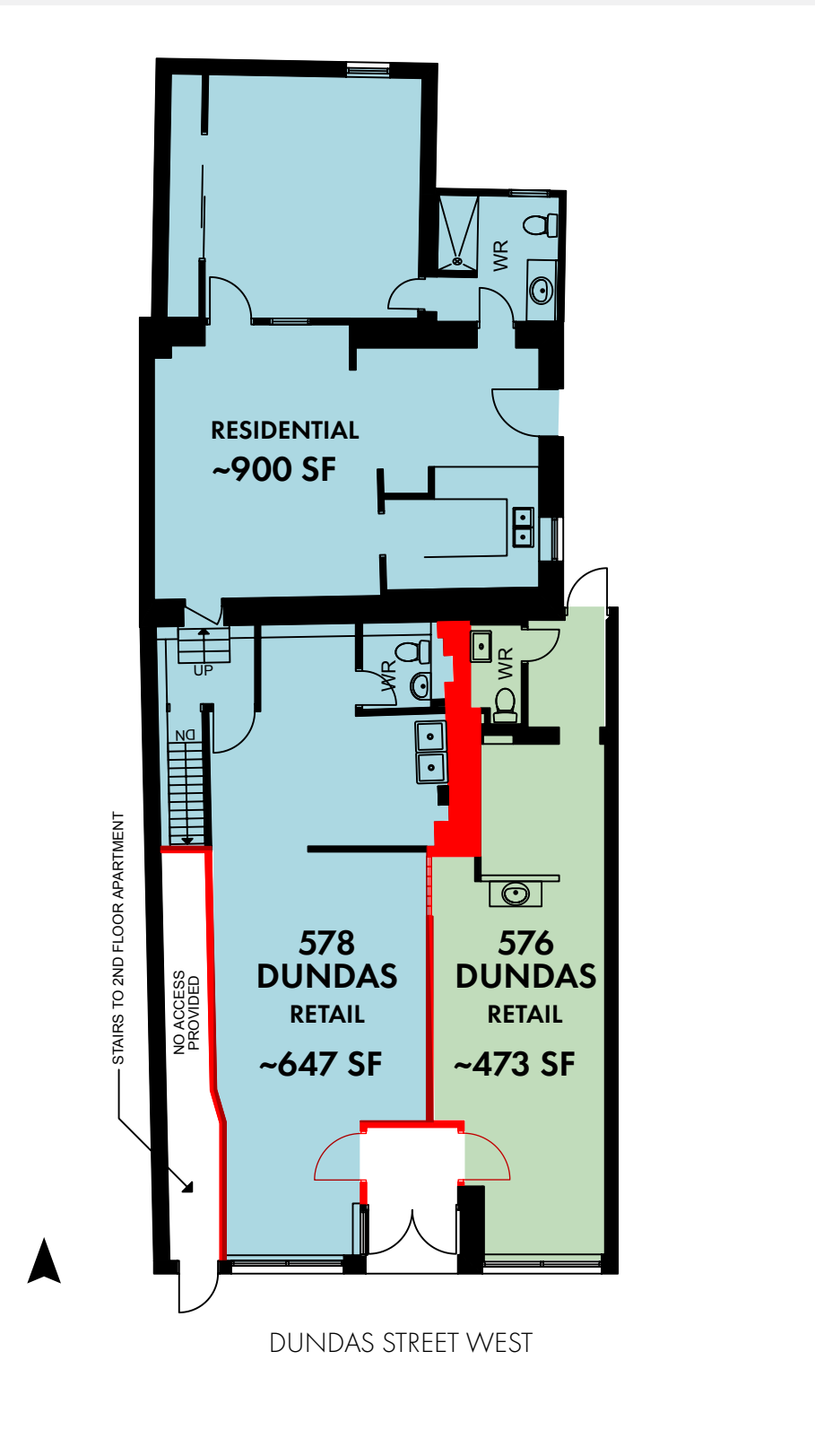
Residential Unit 3- 2nd Floor | ~800 SF



Residential Unit 4- 3rd Floor | ~500 SF

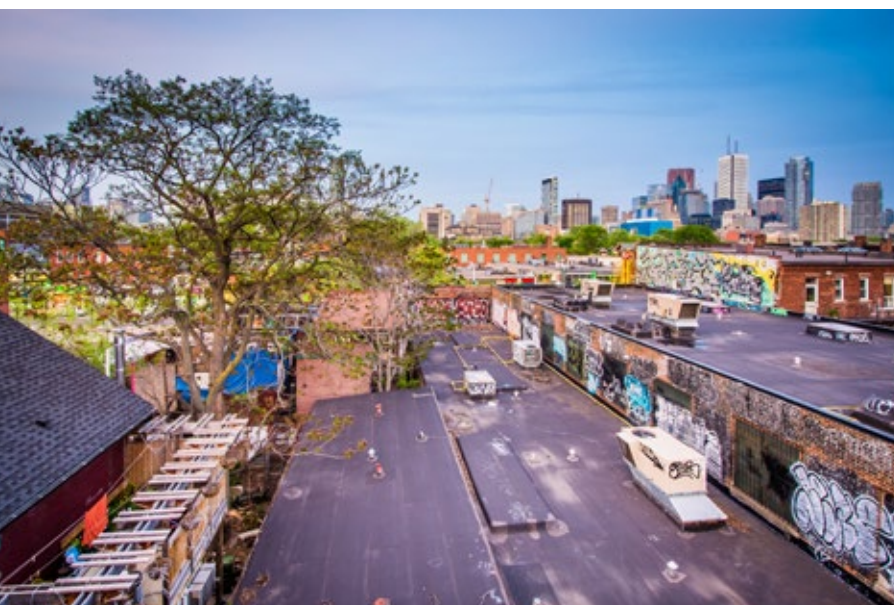


Ground Floor Plan





MRKT Alexandra Park | Phase II



Location Overview

576-578 Dundas Street West is centrally located in downtown Toronto, just west of the intersection of Spadina Ave and Dundas West. It benefits greatly from its proximity to Kensington Market and Chinatown, two established and popular neighbourhoods frequented by locals and tourists alike. It also benefits from its location across the street from Alexandra Park, which is currently undergoing a revitalization that will enhance community safety and reintegrate the neighbourhood back into the city.

Kensington Market

Kensington Market is a bohemian neighbourhood in downtown Toronto home to an eclectic mix of vintage stores, independent shops, grocers, restaurants, cafes, bars and art spaces. It is one of Toronto's most well-known and photographed neighbourhoods known for its vibrant and unique storefronts built into former Victorian homes and narrow walkable streets and alleyways. In 2006, the neighbourhood was designated as a National Historic Site of Canada.

Downtown Chinatown

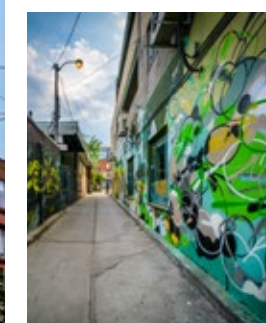
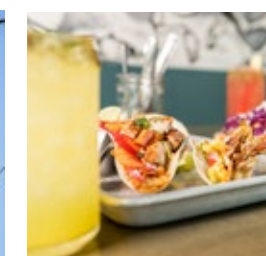
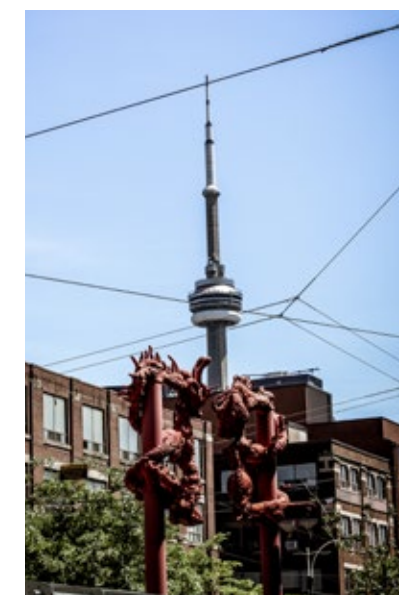
Centered around the intersection of Dundas West and Spadina Avenue, Toronto's downtown Chinatown is one of North America's largest. The neighbourhood was established in 1878 and is one of Toronto's oldest and most dynamic areas. The streets of Chinatown are always bustling, where people from all across the city come to shop and eat at the authentic restaurants and marketplaces.

Tridel's Alexandra Park Revitalization

Toronto Community Housing (TCHC) and Tridel have partnered to revitalize the 18-acre Alexandra Park neighbourhood with a focus on creating a mixed-use masterplanned community that features a variety of housing types, land uses, enhanced community safety, quality urban design and a greener more sustainable community. As part of Phase II of the project, MRKT Alexandra Park by Tridel (units ranging from \$605,000-\$1,865,000) is currently under construction at the corner of Dundas West and Denison Avenue and will feature 175 residential units and new ground level retail along Dundas West.



Located where
Kensington
Market,
Chinatown
and Alexandra
Park meet.



--- TTC Streetcar Line



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